

City Hall
80 Broad Street
April 12, 2016
5:00 p.m.

CITY COUNCIL

A. Roll Call

B. Invocation – Councilmember Lewis

C. Pledge of Allegiance

D. Presentations and Recognitions

1. Proclamation recognizing Charleston County School of the Arts Symphony Orchestra, Grand Prize Winner - Public School Division, of the 2016 American String Teachers Association National Orchestra Festival
2. Recognition of State Champion 11-12 Year Old Basketball Team
3. Proclamation recognizing Child Abuse Prevention Month
4. Proclamation recognizing Isabella Rybak Day
5. Proclamation recognizing Fair Housing Month

E. Public Hearings

1. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2116 Saint James Drive (Riverland Terrace – James Island) (0.24 acre) (TMS #343-02-00-073) (Council District 11), annexed into the City of Charleston January 26, 2016 (#2016-019), be zoned Single-Family Residential (SR-1) classification. (**THIRD READING**)
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 1827 Mepkin Road (West Ashley Plantation - West Ashley) (0.18 acre) (TMS #353-14-00-183) (Council District 2), annexed into the City of Charleston March 8, 2016 (#2016-037), be zoned Single-Family Residential (SR-1) classification. (**SECOND READING**)
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending the Stonoview Planned Unit Development (PUD) Master Plan and Development Guidelines for property located on River Road (approximately 147.09 acres) (TMS# 315-00-00-012, 047 and 120) and by changing the Zone Map to include property located on River Road (Johns Island) (approximately 87.46 acres) (TMS# 345-00-00-073 and 345-00-00-163) (Council District 5) as PUD classification. (**SECOND READING**)

F. Act on Public Hearing Matters

G. Approval of City Council Minutes:

1. March 22, 2016

H. Citizens Participation Period

I. Petitions and Communications:

1. Update on Homeless to Hope Fund

J. Council Committee Reports:

1. **Committee on Traffic and Transportation: (Meeting was held on April 12, 2015 at 3:00 p.m.)**

(Application for Original Certificate of Public Convenience and Necessity:

- Global Mobile Limousine Services LLC, DBA
- Global Mobile Taxi Services (Taxi)
- Luella M. Bolton, DBA BBB Taxi (Taxi)
- Coastal Limousine of Charleston LLC (Limo)

2. **Committee on Ways and Means:**

(Bids and Purchases

(Police and Fire Departments: Approval to submit the 2016 FEMA Port Security Grant Program grant application in the amount of \$513,875 for the Police and Fire equipment and training requests. A 25% match of \$171,292 will be budgeted for 2017.

(Office of Cultural Affairs: Acceptance of a grant award in the amount of \$1,000 from AgSouth Farm Credit to design and print rack cards to promote our local Farmers Market. No City match is required.

(Office of Cultural Affairs: Approval to submit a grant application to The Jerry and Anita Zucker Family Endowment Fund in the amount of \$5,000 for 2016 Piccolo Spoleto Festival Outreach Programs. No City match is required.

(Planning, Preservation & Sustainability: Approval to submit the 2016 SC DHEC Food Recovery Grant application to support a district wide composting program for restaurants located within the Upper Peninsula Initiative EcoDistrict to serve as a pilot composting program for the City of Charleston. No City match is required.

(Police Department: Approval of a Memorandum of Understanding between the Department of Veterans Affairs and the City of Charleston to aid in law enforcement operations.

(Police Department: Request authority for the Mayor to execute the Agreement between the City of Charleston and the Charleston Dorchester Mental Health Center (CDMHC) wherein CDMHC will assign a full time health professional to

CPD to provide mental health services to children and families who have been affected by or witnessed domestic violence. The City will pay \$10,000 annually and provide office space at 180 Lockwood Blvd., and a vehicle for the CDMHC counselor. The agreement is for a term of one year and may be renewed for four additional years.

(Housing and Community Development: Mayor and City Council approval is requested to provide Ebenezer Social Action Foundation & Community Development Enterprise \$50,000 in funding from the TD Charitable Foundation Grant to substantially rehabilitate 22 Amherst Street, bearing TMS #459-09-02-167. The rehabilitation of this property shall provide five (5) bedrooms, which will be made available to persons transitioning from homelessness to permanent housing. The contribution of these funds will be secured with restrictive covenants placed on the property for a period of fifteen years.

(Parks-Capital Projects: Approval of Municipal Golf Course Change Order #2 to the Construction Contract with Chambers & Associates, Inc. in the amount of \$31,505.30 for updating finishes in the Pro Shop, Snack Bar, Dining Room, and main Restrooms including flooring, wall painting, and replacement of select fixtures. This approval will result in a budget transfer of \$31,505.30 to Chambers & Associates, Inc.'s Construction Contract from the Project Contingency. The contract item will increase by 21 days. This approval will result in a \$31,503 increase to Chambers & Associates, Inc. contract from \$251,233.32 to \$282,738.62. The total project budget will increase by \$40,000. The funding sources for this project are: 2015 Golf Course Fund (\$290,000), 2014 General Fund Reserves (\$22,000), and 2013 General Fund Reserves (\$40,000).

(Parks-Capital Projects: Approval of Municipal Golf Course Change Order #3 to the Construction Contract with Chambers & Associates, Inc. in the amount of \$8,495.30 for interior demolition, installation of 4" topping slab, interior framing and drywall installation in the back office area related to flood damage. This approval will result in a budget transfer of \$8,495.30 to Chambers & Associates, Inc.'s Construction Contract from the Project Contingency. The contract time will increase by 14 days. This approval will result in an \$8,495.30 increase to Chambers & Associates, Inc. contract from \$282,738.62 to \$291,233.92. The total project budget will increase by \$40,000. The funding sources for this project are: 2015 Golf Course Fund (\$290,000), 2014 General Fund Reserves (\$22,000), and 2013 General Fund Reserves (\$40,000).

(Parks-Capital Projects: Approval of Municipal Golf Course Change Order #4 to the Construction Contract with Chambers & Associates, Inc. in the amount of \$10,094.99 for flood related repairs including sewer main repairs, installation of an exterior French drain system to reduce water intrusion, modifications to the Mechanical Room access to reduce water intrusion, and additional finish work in the front of the house area. This approval will result in a budget transfer of \$10,094.99 to Chambers & Associates, Inc.'s Construction Contract from the Project Contingency. The contract time will remain unchanged. This approval will result in a \$10,094.99 increase to Chambers & Associates, Inc. contract from \$291,233.92 to \$301,328.91. The total project budget will increase by \$40,000. The funding sources for this project are: 2015 Golf Course Fund

(\$290,000), 2014 General Fund Reserves (\$22,000), and 2013 General Fund Reserves (\$40,000).

(Public Service: Approval for Palmetto Gunit Construction Co., Inc. to provide professional construction services in the amount of \$90,250 for the repair of the City's brick arch stormdrain system at 41-51 George Street. This is an emergency repair.

(Approval of Pay for Current City of Charleston Firefighters not included in the Federal lawsuit

(Request authorization for the Mayor to execute the Memorandum of Agreement whereby the City of Charleston agrees to allow the County of Charleston to use City property for temporary debris storage and reduction sites to protect public health and safety in the event of a natural disaster. (Corrine Jones Playground, Brittlebank Park, Horse Lot Park, McMahon Playground, Martin Park, Parkshore Park, Lenevar Park, Woodland Road Park, West Ashley Park, Bear Swamp Rd. Park, Mary Utsey Playground, Ackerman Park, Ft. Johnson/Bayview Fields Johns Island Park; TMS# 463-07-04-039; 457-06-04-001; 457-07-04-034; 460-00-00-002; 459-05-02-003; 415-00-00-038; 352-16-00-179; 355-16-00-002, -034; 306-00-00-007; 287-00-00-001; 352-10-00-001; 418-10-00-112; 428-00-00-040, -042, -043; 279-00-00-062)

(Resolution regarding forty (40) building sites regarding property located at 334 Meeting Street, Charleston County TMS #459-13-03-022

(Consider the following annexations:

--1436 Battle Ground Road (TMS# 431-06-00-099) 0.34 acre, James Island (District 12)

--2048 Vestry Drive (TMS# 355-14-00-095) 0.33 acre, West Ashley (District 2)

Give first reading to the following bills coming from Ways and Means:

Resolution regarding forty (40) building sites regarding property located at 334 Meeting Street, Charleston County TMS #459-13-03-022

An ordinance to provide for the annexation of property known as 1436 Battle Ground Road (0.34 acre) (TMS# 431-06-00-099), James Island, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 12.

An ordinance to provide for the annexation of property known as 2048 Vestry Drive (0.33 acre) (TMS# 355-14-00-095), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.

K. Bills up for Second Reading:

1. *An ordinance to provide for the annexation of property known as 2066 Vestry Drive (0.28 acre) (TMS# 355-14-00-022), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 2.*

2. *An ordinance to provide for the annexation of property known as 604 Savannah Highway (0.24 acre) (TMS# 421-03-00-179), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 11.*
3. *An ordinance to provide for the annexation of property known as Savannah Highway (16.01 acres) (TMS# 286-00-00-033), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 5.*
4. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 604 Savannah Hwy (Moreland - West Ashley) (0.24 acre) (TMS #421-03-00-179) (Council District 11), be zoned Residential Office (RO) classification. (DEFERRED FOR PUBLIC HEARING)*
5. *An ordinance to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting. (DEFERRED FOR PUBLIC HEARING)*
6. *An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals – Zoning and amending Section 54-120 to change the definition "Multiple Dwelling" to "Multi-Family Dwelling" (DEFERRED FOR PUBLIC HEARING)*
7. *An ordinance to provide for the annexation of property known as Clements Ferry Road (19.02 acres) (a portion of TMS# 271-00-01-031), Cainhoy, Berkeley County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 1. (DEFERRED)*
8. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Clements Ferry Road (Cainhoy) (approximately 19.02 acres) (a portion of TMS #271-00-01-031) (Council District 1), be zoned General Business (GB) classification. (DEFERRED)*
9. *An ordinance to provide for the annexation of property known as 2319 Savannah Highway (1.06 acres) (TMS# 310-06-00-114), West Ashley, Charleston County, to the City of Charleston, shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*

10. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 2319 Savannah Highway (West Ashley) (approximately 1.06 acres) (TMS #310-06-00-114) (Council District 7), be zoned General Business (GB) classification. (AS AMENDED) (DEFERRED)*
11. *An ordinance to provide for the annexation of property known as Savannah Highway (1.49 acres) (TMS# 350-05-00-039; 350-05-00-040 and 350-05-00-160), West Ashley, Charleston County, to the City of Charleston, and includes all public rights-of-way shown within the area annexed upon a map attached hereto and make it part of District 7. (DEFERRED)*
12. *An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that Savannah Highway (West Ashley) (approximately 1.49 acres) (TMS #350-05-00-039, 040 and 160) (Council District 7), be zoned General Business (GB) classification. (DEFERRED FOR PUBLIC HEARING)*

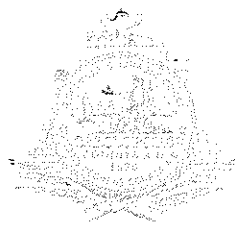
L. Bills up for First Reading

1. An ordinance to amend various sections of Chapter 29 of the Code of the City of Charleston relating to licensed tour guides including: to delete the category of Temporary Tour Guide; to amend the tour guide examination requirements to eliminate the oral examination requirement; to offer the examination on a twice-monthly basis; to change the passing grade on the examination from eighty percent to seventy percent; to require that registered tour guides complete four (4) continuing education programs in three (3) years to extend their tour guide license without reexamination; to establish the title of Tour Guide Emeritus for a registered tour guide who has held their license for twenty-five (25) years continuously; and to exempt school groups from the requirement that walking tours for hire consisting of more than twenty (20) people shall be accompanied by a licensed tour guide.
2. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located off North Westchester Road (West Ashley) (2.225 acres) (TMS #309-15-00-070) (Council District 7), be rezoned from Light Industrial (LI) classification to General Business (GB) classification. (DEFERRED)
3. An ordinance to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) to add a new Overlay Zoning District to be known as the Gateway Overlay Zone, add regulations to permit specific land uses and modify building height restrictions in the Gateway Overlay Zone, and change the Zone Map, which is part thereof, so that certain properties bearing the following Charleston County Tax Map Numbers, as indicated, to wit: 310, 322 Broad Street, TMS# 457-07-01-029 and 457-07-01-061, be rezoned to the Gateway Overlay Zone. (DEFERRED)

4. An ordinance to amend provisions of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending Part 12 – Gathering Place to change district name and specific details within, by amending Article 2, Part 3, Table of Permitted Uses to change district name, by amending Sec. 54-301, Table 3.1: Height, Area and Setback Regulations adding a new row, by amending Sec. 54-201, Base Zoning Districts to change district name, by amending Article 2, Part 11, Sec. 54-268 designation of Design Review District, Review Authority, Scope of Authority and Exemptions to change district name, by amending Article 3, Part 8, Sec. 54-347 landscape buffer requirements to change district name. (*DEFERRED*)
5. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 61 Cannon Street (Cannonborough-Elliottborough - Peninsula) (0.38 acre) (TMS #460-12-01-008) (Council District 4), be rezoned from Limited Business (LB) classification to Mixed-Use Workforce Housing (MU-1/WH) classification. (***Planning Commission recommends disapproval; requires ¾ vote of Council.***) (*DEFERRED*)
6. An ordinance to amend the Code of the City of Charleston, South Carolina, Chapter 21, Section 115 to provide regulations for the operation of unmanned aerial vehicles. (*DEFERRED*)
7. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that 975 King Street and 6 Cleveland Street (North Central - Peninsula) (0.132 acre) (TMS #463-15-04-084) (Council District 3), be rezoned from General Business (GB) classification to Mixed Use/Workforce Housing (MU-1/WH) classification. (*DEFERRED*)
8. An ordinance to amend the Zoning Ordinance of the City of Charleston by changing the Zone Map, which is a part thereof, so that property located on Murraywood Road (Johns Island) (approximately 1.80 acres) (a portion of TMS #312-00-00-026) (Council District 5), be rezoned from Single-Family Residential (SR-1) classification to Single and Two Family Residential (STR) classification. (*DEFERRED*)

M. Miscellaneous Business:

1. The next regular meeting of City Council will be April 26, 2016 at 5:00 p.m. at City Hall, 80 Broad Street.



City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; the **CHARLESTON COUNTY SCHOOL OF THE ARTS SYMPHONY ORCHESTRA**'s performance at the 2016 American String Teachers Association (ASTA) National Orchestra Festival deserves recognition; and

WHEREAS; The American String Teachers Association is pleased to announce that the **CHARLESTON COUNTY SCHOOL OF THE ARTS SYMPHONY ORCHESTRA**, under the great direction of Dr. Christopher Selby, is the 2016 Grand Prize Winner, Public School Division, of the National Orchestra Festival, held March 3-5, 2016 in Tampa, Florida; and

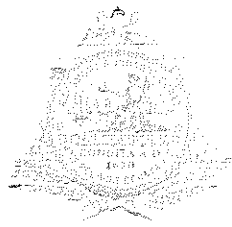
WHEREAS; the 2016 National Orchestra Festival included a record 20 ensembles from 14 states and more than 950 orchestra students; competitive orchestras were separated into four divisions: Middle School String Orchestra, High School String Orchestra, High School Full Orchestra and Youth String Orchestra. Several groups also performed to receive ratings and comments from adjudicators; and

WHEREAS; the orchestras were adjudicated based on technique, tone quality, intonation, rhythm and interpretation, and the ASTA National Orchestra Festival Chair, Kirk Moss said, "The Grand Champions and prizewinners represent some of the finest string and orchestra programs in America."

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do hereby extend sincere congratulations to the **CHARLESTON COUNTY SCHOOL OF THE ARTS ORCHESTRA** on this extraordinary win, and hope that this talented group of young musicians will have continued success in their future endeavors.

John J. Tecklenburg, Mayor





City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; every child deserves to grow up in a safe, loving and stable family, free from physical, sexual, emotional and verbal abuse, neglect and exploitation; and

WHEREAS; child maltreatment is a national tragedy that crosses racial, ethnic and socio-economic boundaries and endangers the most precious resource of children, who will shape the future of South Carolina; and

WHEREAS; in fiscal year 2015, there were 18,848 children in founded investigations of child maltreatment in South Carolina; and

WHEREAS; children have the right to be provided every opportunity to learn, grow and thrive in nurturing environments that don't violate their safety, dignity, and humanity; and

WHEREAS; effective child abuse prevention activities work because of meaningful partnerships between individuals, child-serving organizations, and government agencies that bring about community-based solutions; and

WHEREAS; Dee Norton Lowcountry Children's Center is a key partner agency in helping children who have been abused and helping the community to understand how to prevent child abuse; and

WHEREAS; the City of Charleston, in conjunction with concerned citizens throughout the state, designates the month of April as Child Abuse Prevention Month while urging all citizens to dedicate themselves to protecting quality of life for every child.

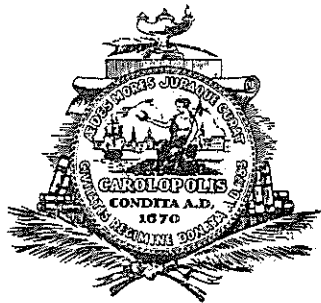
NOW, THEREFORE, I, John J. Tecklenburg, Mayor of Charleston, do proclaim April 2016 as:

CHILD ABUSE PREVENTION MONTH

John J. Tecklenburg., Mayor

P.O. BOX 652, CHARLESTON, SOUTH CAROLINA 29402
843-577-6970 FAX 843-720-3872





PROCLAMATION

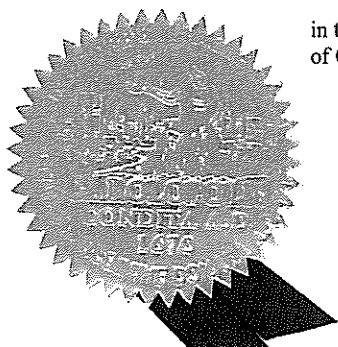
- WHEREAS; **ISABELLA RYBAK** has rendered outstanding service to the community which deserves recognition; and
- WHEREAS; **ISABELLA**, a generous 13-year old girl, with an interest in Military Working Dogs and police K-9s, learned about the Warrior Dog Foundation by reading Navy SEAL Dogs by Mike Ritland; and
- WHEREAS; reading Navy SEAL Dogs ignited **ISABELLA**'s passion and she immediately knew she wanted to help; and
- WHEREAS; The Warrior Dog Foundation was established by Mike Ritland who fought as a Navy SEAL in Operation Iraqi Freedom and other deployments; and
- WHEREAS; Mike Ritland created the Warrior Dog Foundation with the sole purpose of giving back to the Special Operations K-9 Community; and
- WHEREAS; the Warrior Dog Foundation is dedicated to serving the Special Operations K-9 community; and
- WHEREAS; the Special Operations K-9s deployed with these forces are of the top tier in the working-dog world; and
- WHEREAS; the Special Operations K-9s are expected to perform in the most austere of environments and face conditions that most human beings cannot survive; and
- WHEREAS; the Special Operations K-9 units are vital in ensuring the success of every mission and the Warrior Dog Foundation strives to educate the public on the importance of Special Operations K-9s in combat, showcases the level of sacrifice these dogs give in support of our troops and rehabs them with the goal to rehome; and
- WHEREAS; **ISABELLA** spends her free time managing a social media campaign to collect donations to send overseas to Military Working Dogs and their handlers; and
- WHEREAS; the City of Charleston received a phone call from United States Air Force Staff Sergeant Aaron Souza in Afghanistan, who was overwhelmed by the kindness shown by **ISABELLA**, and extolled the outstanding gifts that she sent for their dogs; and
- WHEREAS; **ISABELLA**'s leadership and drive to help others are commendable, as her wisdom exceeds ours and her selfless devotion to a greater cause should set an example for all of us.

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do hereby proclaim April 12, 2016 as:

ISABELLA RYBAK DAY

in the City of Charleston, and convey the pride and gratitude of the citizens of Charleston to **ISABELLA**.

John J. Tecklenburg, Mayor





City of Charleston

JOHN J. TECKLENBURG
MAYOR

PROCLAMATION

WHEREAS; the month of April is designated nationally as "**Fair Housing Month**" by the United States Department of Housing and Urban Development, and locally by the City of Charleston; and

WHEREAS; the Nation and the City of Charleston celebrate forty-eight (48) years of the **Fair Housing Act**, the landmark law that was passed one week after the assassination of Dr. Martin Luther King, Jr. in April 1968; and

WHEREAS; a core belief of our values as Americans is the idea that every person deserves a fair chance to secure safe and stable housing; and

WHEREAS; **Fair Housing** ensures that every person can live free, regardless of race, color, religion, national origin, sex, familial status or disability; and

WHEREAS; **Fair Housing** is the policy of the City of Charleston, and implementation of the policy requires the positive commitment, involvement and support of each of our citizens, businesses and local housing organizations that provide education, training and funding for the creation of housing; and

WHEREAS; this year's **Fair Housing** theme is "Shared Opportunity for All."

NOW, THEREFORE, I, John J. Tecklenburg, Mayor, City of Charleston, do proclaim April 2016 as:

FAIR HOUSING MONTH

in the City of Charleston, and urge everyone to participate in celebrating the diversity of our community and support all efforts to ensure safe, decent and affordable housing for people of all races, colors, national origin, religion, sex, familial status and disabilities.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused
the Seal of the City of Charleston
be affixed this ____ day of April, 2016.

John J. Tecklenburg, Mayor



PUBLIC HEARING

The public is hereby advised that the City Council of Charleston will hold a public hearing Tuesday, April 12, 2016, beginning at 5:00 p.m. at City Hall, 80 Broad Street, on the request that the Zoning Ordinance of the City of Charleston be changed in the following respects:

ZONINGS

To zone the following properties annexed into the City of Charleston:

1. 2116 Saint James Drive (*Riverland Terrace - James Island*) (0.24 acre)
(TMS# 343-02-00-073) Single-Family Residential (SR-1).
2. 1827 Mepkin Road (*West Ashley Plantation - West Ashley*) (0.18 acre)
(TMS# 353-14-00-183) Single-Family Residential (SR-1).

ORDINANCE AMENDMENT AND REZONING

1. To amend the Planned Unit Development Master Plan and Development Guidelines for property located on River Road (*Stonoview PUD – Johns Island*) (Approximately 234.55 acres) (TMS# 315-00-00-012, 047 and 120 & 345-00-00-073 and 163) and to rezone TMS# 345-00-00-073 and 163 so as to be included in the Planned Unit Development (PUD) classification.

VANESSA TURNER MAYBANK
Clerk of Council

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

Please insert as a Display Ad in the Post Courier on Sunday, March 27, 2016. Charge account PC103190. **Blanket PO# PR160071**

Please insert in the Chronicle as a Display Ad on Wednesday, March 30, 2106.
Please provide an affidavit of publication for all public hearings. PR Number PR #161700

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF FEBRUARY 17, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, February 17, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONING

1. **N Westchester Dr (West Ashley) TMS# 3091500070** – 2.225 ac. Request rezoning from Light Industrial (LI) to General Business (GB).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT & REZONING

1. **River Rd (Stonoview PUD - Johns Island) TMS# 3150000012, 047 & 120 & 3450000073 & 163** – approx. 234.55 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to rezone TMS# 3450000073 & 163 so as to be included in the Planned Unit Development (PUD).

RECOMMENDED APPROVAL

ORDINANCE AMENDMENT & ZONING

1. **Clements Ferry Rd (The Marshes at Cooper River PUD - Cainhoy) TMS# 2670000004, 005, 010, 049, 050 through 057, 069 AND 071** – approx. 34.58 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone TMS# 2670000049 so as to be included in the Planned Unit Development (PUD).

RECOMMENDED APPROVAL

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Harmony (West Ashley) TMS# 3060000003** – 166.4 ac. 138 lots. PUD. Preliminary subdivision plat under review.
2. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
3. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Preliminary

- subdivision plat pending approval.
4. **Parcel J-2D (Daniel Island) TMS# 2750000112** – 29.3 ac. 2 lots. DI-GO. Final subdivision plat pending approval.
 5. **Maybank Village, Phase 1-A (Johns Island) TMS# 3130000057** – 12.8 ac. 7 lots. SR-6. Final subdivision plat pending approval.
 6. **Ashley Park, Phase 6 (West Ashley) TMS# 3060000132** – 4.8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
 7. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Preliminary subdivision plat under review.
 8. **Lee/Aiken/America Streets (Peninsula) TMS# 4590504210** – 0.6 ac. 3 lots. DR-2F. Final subdivision plat pending approval.
 9. **Carolina Bay, Phase 14 (West Ashley) TMS# 3090000054** – 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Rhodes Crossing (West Ashley) TMS# 2860000001** – 52.1 ac. 3 lots. LB & DR-1F. Road construction plans under review.
2. **Harbor View Oaks (James Island) TMS# 4240700029** – 2.3 ac. 4 lots. SR-1. Road construction plans under review.
3. **WestEdge, Phase 0 (Peninsula) TMS# 4600000012** – 1.1 ac. MU-2/WH. Road construction plans under review.
4. **WestEdge, Phase 1 (Peninsula) TMS# 4600000014** – 7.4 ac. MU-2/WH. Road construction plans under review.
5. **Ashley Park, Phase 5 (West Ashley) TMS# 3060000132** – 9.6 ac. 52 lots. DR-9. Road construction plans under review.
6. **The Crossings at West Ashley (West Ashley) TMS# 3090000003** – 7.2 ac. 2 lots. PUD. Road construction plans under review.

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF MARCH 16, 2016

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, March 16, 2016** in the Public Meeting Room, 1st Floor, 2 George St. The following applications were considered:

REZONING

1. **Ashley River Rd (West Ashley) a portion of TMS# 3550700012** – approx. 3.2 ac. Request rezoning to include a portion of the property in the School Overlay Zone (S). Zoned Diverse Residential (DR-12).

RECOMMENDED APPROVAL

SUBDIVISION

1. **Sanders Road Townhomes (West Ashley) TMS# 2860000001** – 22.3 ac. 113 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).

DEFERRED BY APPLICANT

ZONINGS

1. **2116 Saint James Dr (Riverland Terrace - James Island) TMS# 3430200073** – 0.24 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **1827 Mepkin Rd (West Ashley Plantation - West Ashley) TMS# 3531400183** – 0.18 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

3. **2482 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200127** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

4. **2476 Flamingo Dr (Long Branch - West Ashley) TMS# 3100200126** – 0.25 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

5. **115 Carriage Hill Pl (Nelliefield – Cainhoy) TMS# 2690105159** – 0.18 ac. Request zoning of Single-Family Residential (SR-6). Zoned Manufactured Residential (R-2) in Berkeley County.

RECOMMENDED APPROVAL

6. **Cooper Judge Ln (James Island) TMS# 4270000078 & 079** – 3.74 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management (S-3) in Charleston County.

RECOMMENDED APPROVAL

ORDINANCE AMENDMENTS

1. Request approval to amend Section 54-943(c) of the Code of the City of Charleston (Zoning Ordinance) to **modify the vote required of City Council in the event a matter is disapproved by the Planning Commission or when a petition in opposition to a matter signed by owners of twenty percent of the area of lots subject to the matter, or of those immediately adjacent on the sides and rear or directly opposite thereto is presented to Council to sixty (60%) percent of the members of Council present and voting.**

DEFERRED

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-110 to change zoning regulations for non-conforming two-family and multi-family dwelling uses to require any increase in the number of bedrooms to be reviewed by the Board of Zoning Appeals- Zoning and amending Section 54-120 to change the definition “Multiple Dwelling” to “Multi-Family Dwelling”.**

RECOMMENDED APPROVAL

3. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-120 to change the definition of “Protective Barricade” and by amending Section 54-330 to include additional tree protection requirements.**

RECOMMENDED DEFERRAL

4. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by **amending Section 54-353 to change the driveway requirements for one-family attached dwellings.**

RECOMMENDED WITH CONDITION THAT CITY STAFF STUDY INCLUSION OF A MAXIMUM DRIVEWAY WIDTH

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Preliminary subdivision plat pending approval.
2. **WestEdge Phase 0 (Peninsula) TMS# 4600000013.** 7.4 ac. 3 lots. MU-2/WH. Preliminary subdivision

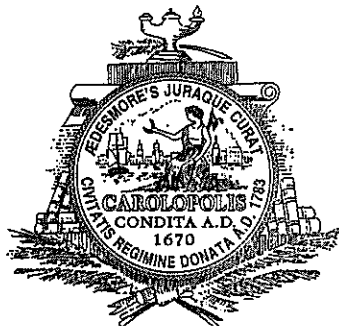
- plat pending approval.
3. **Ashley Park Phase 6 (West Ashley) TMS# 3060000132.** 4. 8 ac. 50 lots. DR-9. Final subdivision plat pending approval.
 4. **West Island Center (West Ashley) TMS# 3100800010.** 8.1 ac. 3 lots. GB. Preliminary subdivision plat under review.
 5. **Shade Tree Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 87 lots. PUD. Preliminary subdivision plat pending approval.
 6. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Preliminary subdivision plat under review.
 7. **WestEdge Phase 0 (Peninsula) TMS# 4600000013.** 7.4 ac. 3 lots. MU-2/WH. Final subdivision plat pending approval.
 8. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Preliminary subdivision plat pending approval.
 9. **Charleston Regional Business Center Tract V-1 (Cainhoy) TMS# 2670000129.** 16.3 ac. 2 lots. LI. Final subdivision plat pending approval.
 10. **Carolina Bay Phase 14 (West Ashley) TMS# 3090000054.** 8.5 ac. 24 lots. PUD. Final subdivision plat pending approval.
 11. **1109 Camp Road (James Island) TMS# 4280300027.** 1.8 ac. 2 lots. SR-1. Final subdivision plat pending approval.
 12. **Preserve at Fenwick Lots 36 & 37 (Johns Island) TMS# 3460000257.** 2 lots. PUD. Final subdivision plat pending approval.

Road Construction Plans

1. **Parcels BB-5 & CC-6 (Daniel Island) TMS# 2770000011 & 203.** 21.3 ac. 73 lots. DI-R. Road construction plans pending approval.
2. **Ashley Pointe Phase 1 (West Ashley) TMS# 2860000444.** 84.4 ac. 60 lots. SR-6. Road construction plans under review.
3. **South Point II (West Ashley) TMS# 3070000007.** 28.9 ac. 2 lots. PUD. Road construction plans pending approval.
4. **Stonoview Phase 2B Parking (Johns Island) TMS# 3150000012 & 047.** 127.1 ac. PUD. Road construction plans pending approval.
5. **Clements Ferry Road Widening (Cainhoy)** Road construction plans pending approval.
6. **Shade Tree Phase 1 (Johns Island) TMS# 2780000040.** 44.6 ac. 87 lots. PUD. Road construction plans under review.
7. **Oak Bluff Phase 1B (Cainhoy) TMS# 2630002003.** 3.3 ac. 19 lots. SR-1. Road construction plans under review.
8. **Parcel FF, Phase 1 (Daniel Island) TMS# 2750000092.** 28.4 ac. 38 lots. DI-RI. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.



Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 2116 SAINT JAMES DRIVE (RIVERLAND TERRACE – JAMES ISLAND) (0.24 ACRE) (TMS #343-02-00-073) (COUNCIL DISTRICT 11), ANNEXED INTO THE CITY OF CHARLESTON JANUARY 26, 2016 (#2016-019), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

2116 Saint James Drive (Riverland Terrace – James Island) (0.24 acre) (TMS #343-02-00-073)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Zoning

2116 Saint James Dr
(Riverland Terrace – James Island)

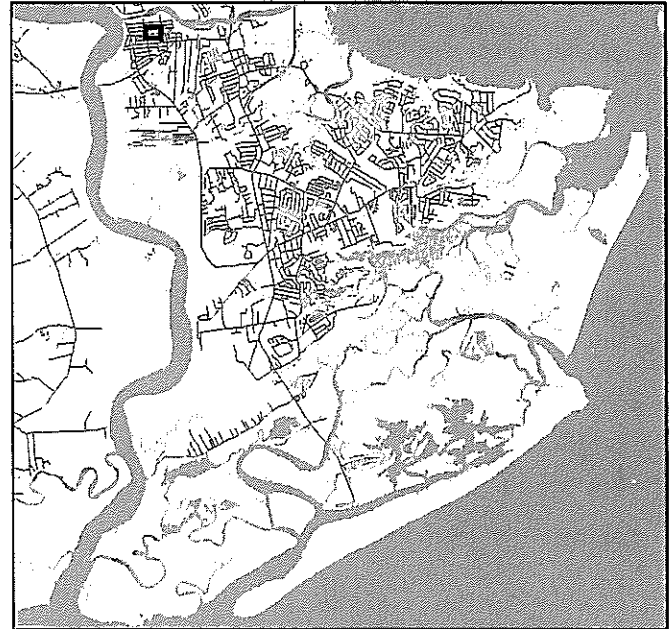
TMS# 3430200073

0.24 ac.

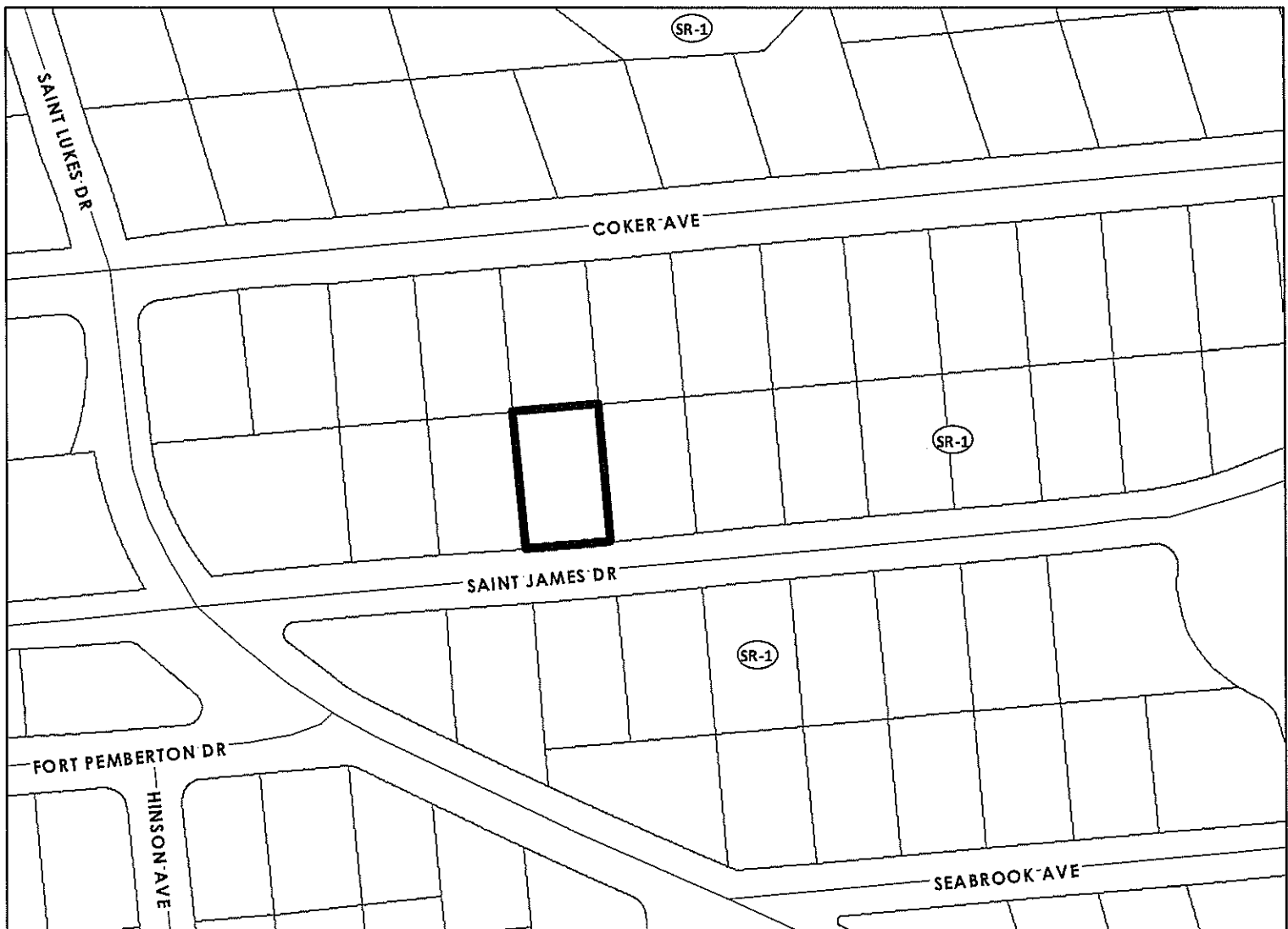
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

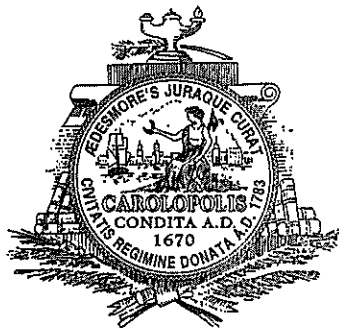
Owner: Catherine Galloway

Area



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 1827 MEPKIN ROAD (WEST ASHLEY PLANTATION - WEST ASHLEY) (0.18 ACRE) (TMS #353-14-00-183) (COUNCIL DISTRICT 2), ANNEXED INTO THE CITY OF CHARLESTON MARCH 8, 2016 (#2016-037), BE ZONED SINGLE-FAMILY RESIDENTIAL (SR-1) CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so that the below described property shall become a part thereof:

1827 Mepkin Road (West Ashley Plantation - West Ashley) (0.18 acre) (TMS #353-14-00-183)

Section 2. That the said parcel of land described above shall be zoned Single-Family Residential (SR-1) classification.

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord _____, in the _____ Year of Independence of the United States of America.

By:

John J. Tecklenburg
Mayor, City of Charleston

Attest:

Vanessa Turner Maybank
Clerk of Council

Zoning 2

**1827 Mepkin Rd
(West Ashley Plantation – West Ashley)**

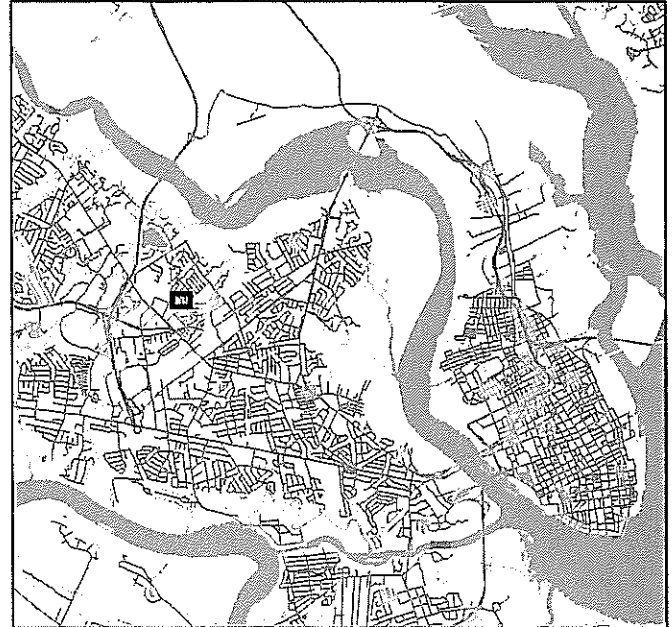
TMS# 3531400183

0.18 ac.

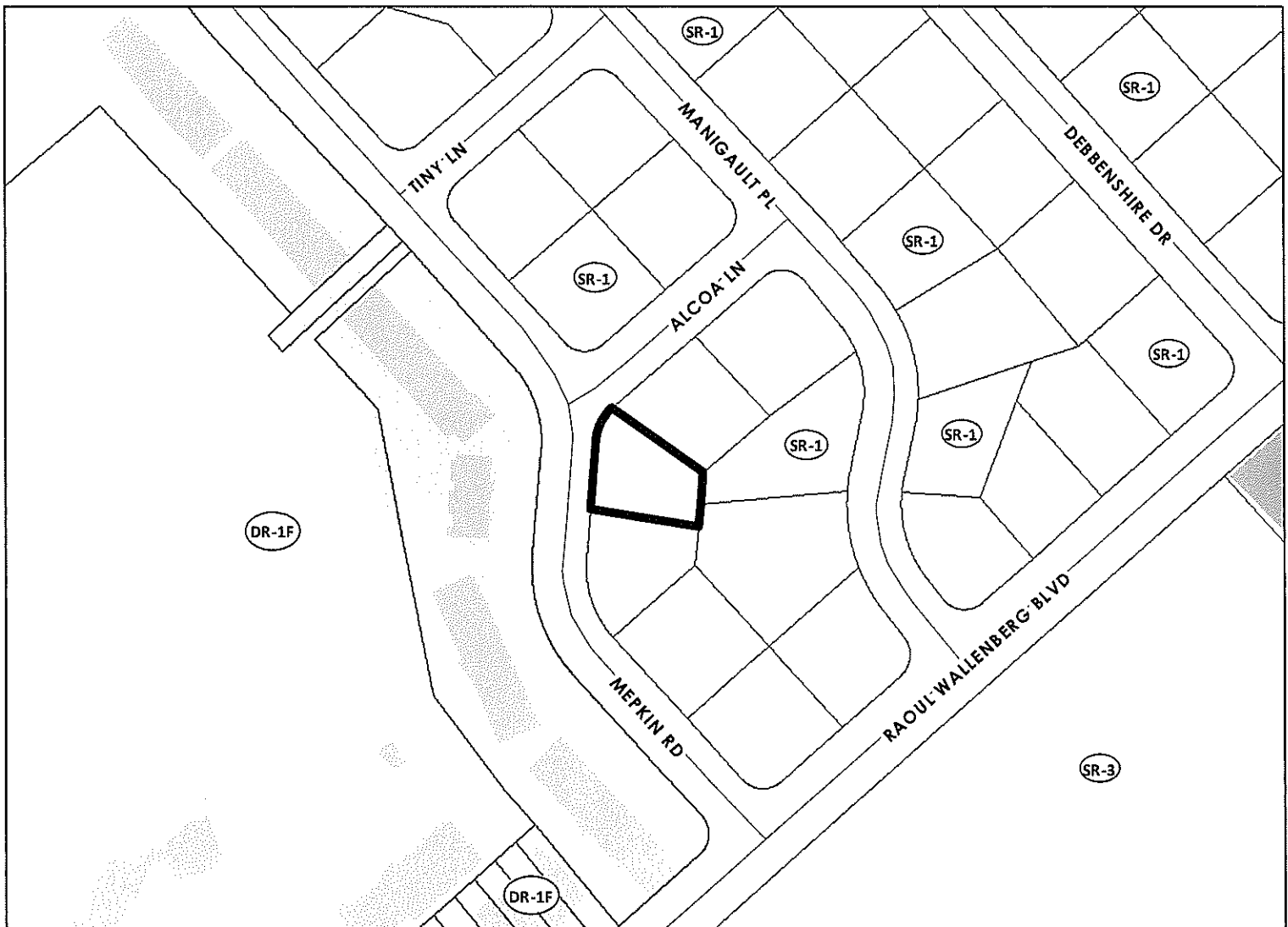
**Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.**

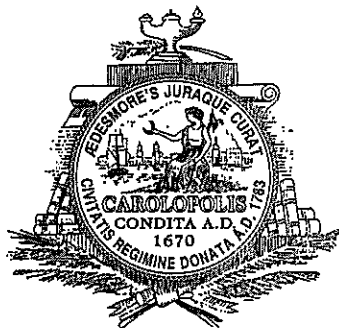
Owner: Brandon and Allison Broughton

Area



Location





Ratification
Number _____

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING THE STONOVIEW PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN AND DEVELOPMENT GUIDELINES FOR PROPERTY LOCATED ON RIVER ROAD (APPROXIMATELY 147.09 ACRES) (TMS# 315-00-00-012, 047 AND 120) AND BY CHANGING THE ZONE MAP TO INCLUDE PROPERTY LOCATED ON RIVER ROAD (JOHNS ISLAND) (APPROXIMATELY 87.46 ACRES) (TMS# 345-00-00-073 AND 345-00-00-163) (COUNCIL DISTRICT 5) AS PUD CLASSIFICATION.

BE IT ORDAINED BY THE MAYOR AND COUNCIL MEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by amending the Stonoview Planned Unit Development Master Plan and Development Guidelines as more fully described in the document, Exhibit "A", which is attached hereto and made part of hereof:

Section 2. The Stonoview Planned Unit Development Master Plan and Development Guidelines be amended for property described as follows:

Property located off River Road (approximately 147.09 acres) (TMS# 315-00-00-012, 047 and 120).

Section 3. The Stonoview Planned Unit Development (PUD) Master Plan and Development Guidelines be amended to include the property described as follows:

Property located on River Road (Johns Island) (approximately 87.46 acres) (TMS# 345-00-00-073 and 345-00-00-163).

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of
_____ in the Year of Our Lord
2016, in the ____ Year of Independence of the
United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council

Ordinance Amendment & Rezoning 1

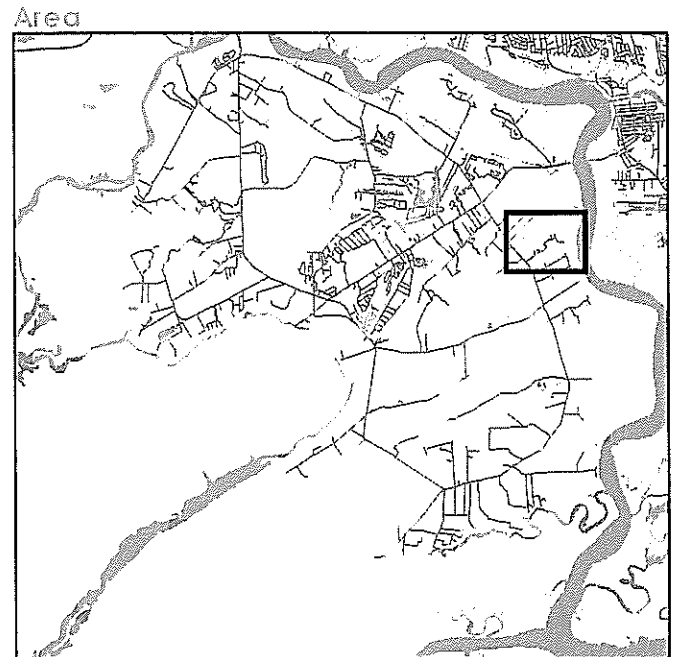
River Rd (Stonoview PUD - Johns Island)

TMS# 3150000012, 047 & 120
& 3450000073 & 163

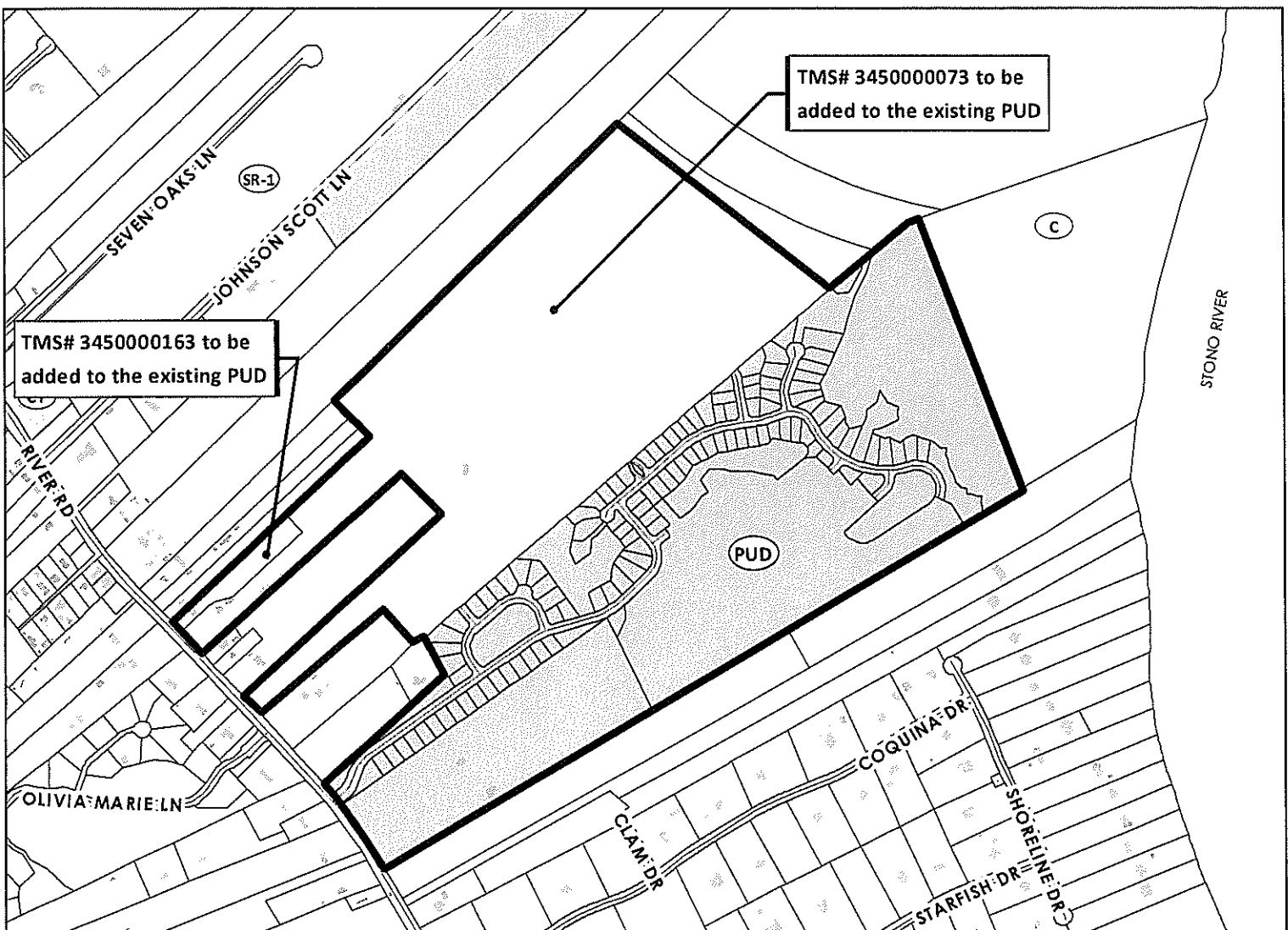
Approx. 234.55 ac.

Request amendment to the Planned Unit Development
Master Plan & Development Guidelines and to
include TMS# 3450000073 & 163 in the PUD.

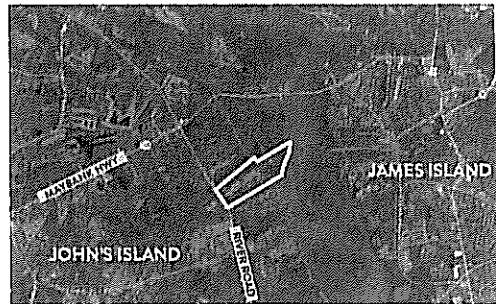
Owner: River Road Development LLC
Applicant: Byers Design Group LLC - Todd Richardson



Location



Planned Unit Development (PUD) Development Guidelines & Land Use Plan



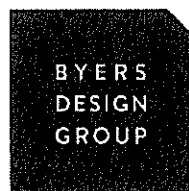
City Project ID # 151230-RiverRd-2

City of Charleston
John's Island, SC
February 11, 2016

Originally Approved: August 16, 2005 #2005-331

Previously Amended: October 9, 2012 #2012-378

Previously Amended: June 16, 2015 #2015-069



RELATIONSHIP TO THE CITY OF CHARLESTON ZONING ORDINANCE

The Development Guidelines and Land Use Plan for the Stonoview Planned Unit Development (PUD), attached hereto and made a part hereof, are part of the PUD conditional use Master Plan application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the Stonoview PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the Stonoview PUD development Guidelines shall follow definitions listed in the Zoning Ordinance of the city of Charleston, as amended from time to time. Administration and enforcement of the adopted Stonoview PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The Stonoview PUD Master Plan was approved by Charleston City Council on _____,
Ordinance Number _____.

Stonoview PUD Zoning Revision

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Appendices

A	Land Use Plan
B	Open Space Plan
C	Existing Conditions
D	Monuments & Signage
E	Coordination Correspondence
F	Traffic Study
G	Cultural Assessment
H	Endangered Species Report

I. Executive Summary

The Stonoview development is located in the City of Charleston, on John's Island, South Carolina. The development's access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West. A South Carolina Electric & Gas power line easement occupies 0.81 acres of the northeast corner of the property. The future Interstate 526 Right-of-Way boundary will occupy 0.41 acres directly northeast of the power line easement.

The original property includes the tax map numbers of 315-00-00-012, 315-00-00-047, 315-00-00-120 with the proposed addition of parcels 345-00-00-073 and 345-00-00-163. The total area is 234.55 acres. The property is to be developed by River Road Development, LLC. We are seeking the expansion of Planned Urban Development (PUD) zoning as our site contains special grand tree resources and we believe the plan for this residential community is unique. We request the continued PUD zoning for flexibility of design and layout of lot sizes, setbacks, lot widths, pavement and sidewalk design to mitigate adverse impacts to grand trees, and to assist in the preservation of other environmental and aesthetic resources on the site.

An endangered species investigation and cultural assessment report were conducted and are included separately. Neither report found any direct evidence of impacts to endangered species or historically significant resources on the site.

The intended development of the land is for single family residences with a **minimum 1-acre** waterfront amenity zone (including a waterfront park) providing the neighborhood with direct access to the Stono River. The project intends to preserve, to the best of its ability, the natural conditions of the subject property in order to maintain the charming characteristics of Charleston, John's Island, and the Stono River area. Each home will be carefully situated in order to protect trees, wetlands, and other natural resources.

II. Land Use

The intended use of the land is for the development of single family residential housing. A land use plan has been prepared and constitutes Appendix A. The existing area breakdown is summarized below:

Area in Saltwater Marsh	56.38 acres
Area Freshwater Wetlands	14.00 acres
Highland Area	164.17 acres
Total Area	234.55 acres

The total number of lots shall be no greater than 379, providing a net density of 2.3 lots per buildable highland acre.

III. Zoning Criteria

Lot Requirements: The proposed development is single-family detached housing with minimum lot sizes of five thousand (5000) square feet. Exceptions shall be for unusual circumstances involving tree preservation. The minimum lot frontage shall be fifty (50) feet. The minimum setbacks are ten (10) feet from the front and rear property lines and five (5) feet from the side property lines. Front porch steps may encroach five (5) feet into the front setback. Maximum lot occupancy is to be one primary dwelling per lot. The minimum lot frontage shall be fifty (50) feet and thirty (30) feet on cul-de-sacs. Flag lots and drives shall have a twenty (20) foot frontage. The maximum lot coverage with primary and secondary structures shall be 70%.

Height Requirements: The primary residence shall have a height restriction of forty (40) feet from the lowest curb line elevation adjacent to the site. Properties located within a Flood Insurance Rate Map (FIRM) special flood hazard area shall be permitted to have dwellings with a maximum height, not to exceed forty-five (45) feet. Exceptions will include special architectural features such as chimneys, cupolas and elevator overrides.

Accessory Buildings: Accessory buildings shall have requirements such that they must be setback five (5) feet from the front property line, five (5) feet from each side property line, and five (5) feet from the back property line. Accessory buildings shall have a maximum height of twenty-five (25) feet and a maximum area of eight hundred (800) square feet of conditioned living space. Accessory buildings can include heated living or office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence.

Parking and Boat Storage: Parking shall be accommodated with driveways and off-street parking. Boat storage and access shall be allowed in designated areas to be determined by the Homeowners Association.

For all other permitted uses, please refer to the City of Charleston Zoning Ordinance.

IV. Open Space

Open space calculations are based on the total area from River Road to the OCRM delineated critical line. Stonoview property also contains 56.38 acres of saltwater marsh which is to be

considered a conservation area, and shall not be included in the accessible open space calculations. The total area from which open space calculations shall be made is 126.45 acres, consisting of the area between River Road and the OCRM delineated critical line, and including freshwater wetlands. Twenty (20%) percent of the site area, or 46.91 acres, shall be required for total open space. The total usable open space shall be twenty-five (25%) percent of the total open space, and shall be a minimum of 11.73 acres.

A waterfront park is planned to stretch along the Stono River, providing waterfront access to the entire community. Pathways and pocket parks will meander throughout the development and amongst the wetland areas. The Stonoview Homeowners Association (HOA) shall own and maintain these areas.

V. Buffers

Critical Line Buffers: The critical line will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE). The critical line buffers will be established and enforced by the City of Charleston.

Freshwater Wetland Buffers: Freshwater wetland buffers will be determined, reviewed and administered by the Department of Health & Environmental Control (DHEC) and the Office of Coastal Resource Management (OCRM) as well as the U.S. Army Corps of Engineers (USACE); to include buffer minimums, delineations and averaging. Exceptions shall be considered in areas where tree preservation prevails. Walking paths and trails shall be permitted in these buffers if permitted by the U.S. Army Corps of Engineers (USACE). If necessary, utility easements may occupy the wetland buffers.

Ownership and Maintenance: Buffers located in areas belonging to the Homeowner's Association (HOA) shall be maintained by the HOA. These include walking trails, parks, detention ponds, and all buffers not directly located within individual lot boundaries. Buffers that are directly adjacent to or within lot boundaries shall be maintained by that lot owner. These buffers include critical line buffers located between individual lots and the critical line.

VI. Tree Summary

The Stonoview development is devoted to preserving grand trees. Every effort will be made to protect the grand trees (24" or larger diameter). A tree survey has been completed and it shall be coordinated with City staff to assure tree protection standards pursuant to the City of Charleston

Zoning Ordinance. Grand trees shall not be removed from the property, lot, or road right-of-ways unless a tree removal variance is acquired from the City of Charleston. In cases where critical root zone impact is necessary (such as home, driveway & hardscape location), tactics for minimal impact via materials, installation & treatment will be upon the recommendation of a Certified Arborist.

VII. Right-Of-Way (ROW)

All Rights-of-Way (ROWs) shall be public and built to the City of Charleston's standards. Public street ROWs will be a minimum of fifty (50) feet throughout the subdivision except in the area of the entrance, where the ROW shall be a minimum of seventy (70) feet. The paved section shall meet the City Zoning Criteria for twenty-two (22) feet (excluding curb and gutter), except in areas where grand trees are to be preserved. In these areas, it is proposed that pavement widths may be reduced to twenty (20) feet, exclusive of curb and gutter. Any proposal for pavement reduction shall be negotiated, reviewed, and approved by the City of Charleston Technical Review Committee staff. Modified ("rollback") curb and gutter is proposed with a standard five (5) foot sidewalk, reducing down to four (4) foot where adjacent to tree critical root zone and/or wetland areas of sensitivity, sidewalk on one side of the street. In areas where grand trees are to be preserved, vertical curb may be considered. Rights-of-way throughout the project including cul-de-sacs will be designed to accommodate emergency vehicles and public service vehicles.

Lighting and signage shall not obstruct traffic and will be placed in the Right-of-Way (to include the verge) in accordance with City of Charleston regulations.

Street Trees shall be provided throughout the development. Street tree layout shall be in accordance with the City of Charleston Street Tree Manual and approved by the Technical Review Committee (TRC).

The intent for accessibility throughout the project is to provide that all public Rights-of-Way and all amenities be ADA compliant.

Sight distance visibility at all exits and/or intersections will be maintained in accordance with SCDOT Access and Roadside Management Standards (ARMS) Manual.

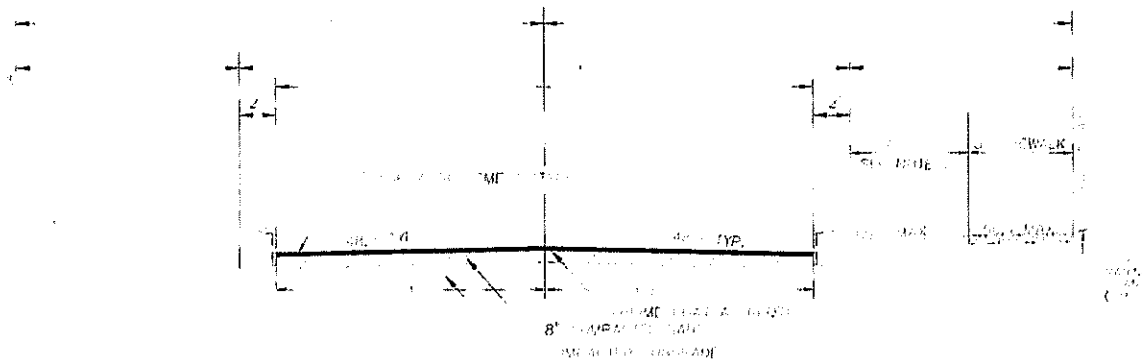


FIGURE 1
 A. ROADWAY AND CANAL WERE SHOWN ON THE
 URGENT PROJECT AND CITY OF CHARLOTTE SPECIFIC CATERING
 AND LOW-LEVEL ROADWAY AND CANAL PROJECTS
 SHALL BE LIMITED TO 100 FEET WHERE THE CANALS EXIST

VIII. Drainage Basin Analysis

The total acreage is approximately two hundred thirty-five (235) acres, and includes approximately thirteen (14) acres of jurisdictional fresh water wetlands. There are nearly fifty-seven (57) acres of salt water marsh. The wetlands and the critical area have been determined and certified by the COE and OCRM. The majority of the undeveloped land is wooded and the remaining consists of fields and irrigation/drainage ditches that had an agricultural use at one time. The ditches flow towards the Stono River and will be periodically maintained before they make outfall to the marshes of the River. On-site drainage on undeveloped areas sheet flows to drainage ditches where it is carried to the Stono River. The topography has elevations ranging from approximately seventeen (17) feet near River Road to four (4) feet Mean Sea Level (NAVD 29). The proposed project area included in the PUD amendment will include a drainage study and drainage plans designed and developed in accordance with City and State requirements; including the City's Stormwater Design Standards Manual (SDSM).

IX. Traffic Study

The traffic study is provided under a separate cover as Appendix F, Stonoview Traffic Study, by SRS Engineering Consultants, dated January, 2015. This study addresses traffic generation from all phases of Stonoview.

X. Cultural Resources

The cultural resource assessment is provided under a separate cover as Appendix G, by Chicora Foundation, Inc., dated March 10, 2005 with an update by Brockington & Associates dated 2005. An additional cultural resource assessment by Brockington Cultural Resource Consulting, dated August 2014, has been provided for the parks at Stonoview parcels (TMS 345-00-00-073 and 345-00-00-163).

XI. Utilities

Potable Water: Potable water is to be provided by St. Johns Water System. Phase 1 of the system is already constructed and permitted for operation by SCDHEC. Additional phases of the water system will be designed in accordance with St. Johns Water Company standards and permitted through the South Carolina Department of Health and Environmental Control. All resources shall be utilized so that adequate fire flow will be provided to meet the City fire protection standards. Fire protection design requirements have been provided by the City of Charleston Fire Department. The water distribution system will be designed to meet these requirements.

Wastewater: Wastewater service is provided by Charleston Water System. A regional wastewater pump station owned by CWS has been constructed to serve the growing area near Stonoview. This regional facility has been permitted for operation by SCDHEC and is currently in service. This system is connected to other existing CWS wastewater infrastructure on John's Island. Wastewater system extensions to serve future phases will be designed in accordance with CWS Standards and permitted through SCDHEC for construction and operation. All supplementary material, including public utility letters confirming availability, shall be provided to the City of Charleston when they become available.

Open Conveyances:

Tract A & B

A minimum easement width for any open conveyance is twenty-four (24) feet. For open conveyances greater than four feet wide and/or four feet deep the drainage easement width shall accommodate a five (5) foot shoulder and a fifteen (15) foot maintenance shelf from top of bank.

Tract C & Beyond

Tract C and all future phases will follow the guidelines set forth in section 3.8.2 of the Stormwater Department Standards Manual (SDSM).

XII. Signage

A Master Signage Plan will be developed for the entire site. Entry Monuments, Signage, Landscape and supporting infrastructure (such as landscape lighting & irrigation) shall be exempt from the City Buffer ordinance & encroachment requirements for River Road (Sec. 54-349). Monument descriptions for the development are as follows:

Entry Monuments: Two sets of entry monuments will be placed at the neighborhood's primary entrances along River Road. These signs will conform to size and height requirements per Section 54-415 of the City of Charleston's Zoning Ordinance.

Street Monuments: Street monuments will be placed at each intersection within the development. Approximate quantities will be determined per intersection. These street monuments will be custom designed, and will replace the use of standard City and State DOT signage. Street monument locations will occur inside the public Rights-of-Way, being constructed of breakaway materials. Repair and maintenance of Street Monuments will be the responsibility of the Homeowner's Association (HOA). Signage construction details will be coordinated with the City of Charleston's Department of Traffic & Transportation.

Address Monuments: One address monument sign will be placed near the intersecting access sidewalk or driveway for each home site. Address monument locations to occur adjacent to and outside of the public Rights-Of-Way.

Please refer to Appendix D for the Monuments & Signage Exhibit.

APPENDIX A

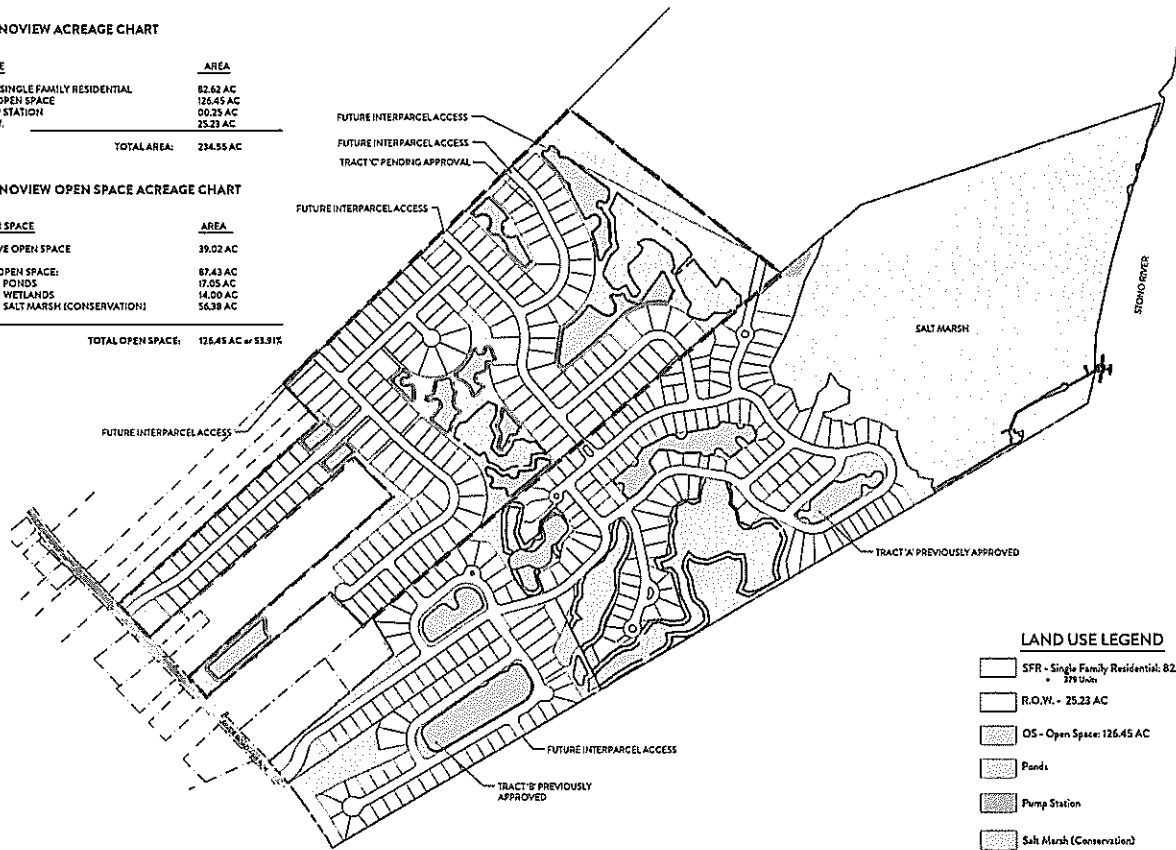
Land Use Plan

STONOVIEV ACREAGE CHART

PHASE	AREA
SFR - SINGLE FAMILY RESIDENTIAL	82.62 AC
OS - OPEN SPACE	126.45 AC
PUMP STATION	00.25 AC
R.O.W.	25.23 AC
TOTAL AREA:	234.55 AC

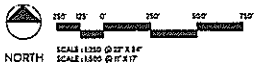
STONOVIEV OPEN SPACE ACREAGE CHART

OPEN SPACE	AREA
ACTIVE OPEN SPACE	39.02 AC
OS - OPEN SPACE:	87.43 AC
• PONDS	17.05 AC
• WETLANDS	14.00 AC
• SALT MARSH (CONSERVATION)	56.38 AC
TOTAL OPEN SPACE:	126.45 AC @ 53.91%



LAND USE LEGEND

- SFR - Single Family Residential: 82.62 AC
• 379 Units
- R.O.W. - 25.23 AC
- OS - Open Space: 126.45 AC
- Ponds
- Pump Station
- Salt Marsh (Conservation)
- Multi-Use Trail



APPENDIX B

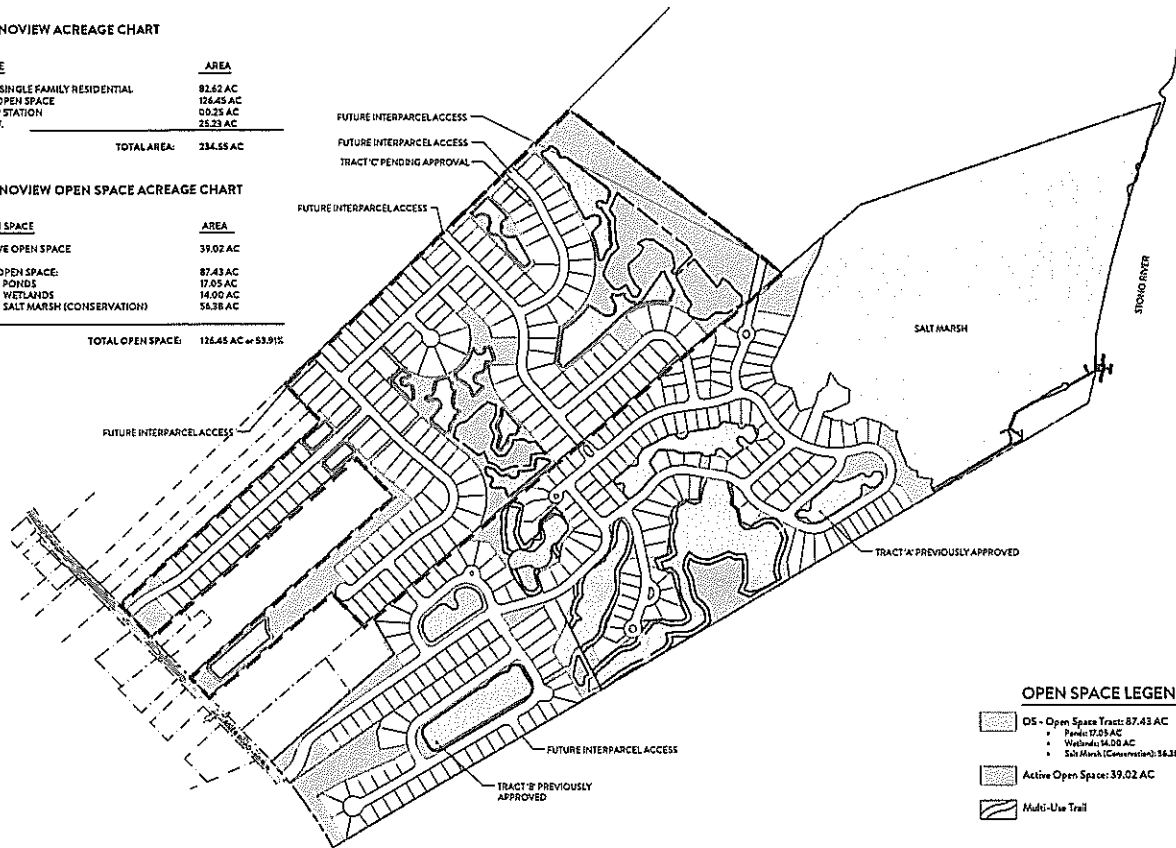
Open Space Plan

STONOVIEW ACREAGE CHART

PHASE	AREA
SPR - SINGLE FAMILY RESIDENTIAL	82.62 AC
OS - OPEN SPACE	126.45 AC
PUMP STATION	0.25 AC
R.O.W.	25.23 AC
TOTAL AREA:	234.55 AC

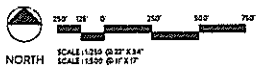
STONOVIEW OPEN SPACE ACREAGE CHART

OPEN SPACE	AREA
ACTIVE OPEN SPACE	39.02 AC
OS - OPEN SPACE:	87.43 AC
• PONDS	17.05 AC
• WETLANDS	14.00 AC
• SALT MARSH (CONSERVATION)	56.38 AC
TOTAL OPEN SPACE:	126.45 AC or 53.91%



OPEN SPACE LEGEND

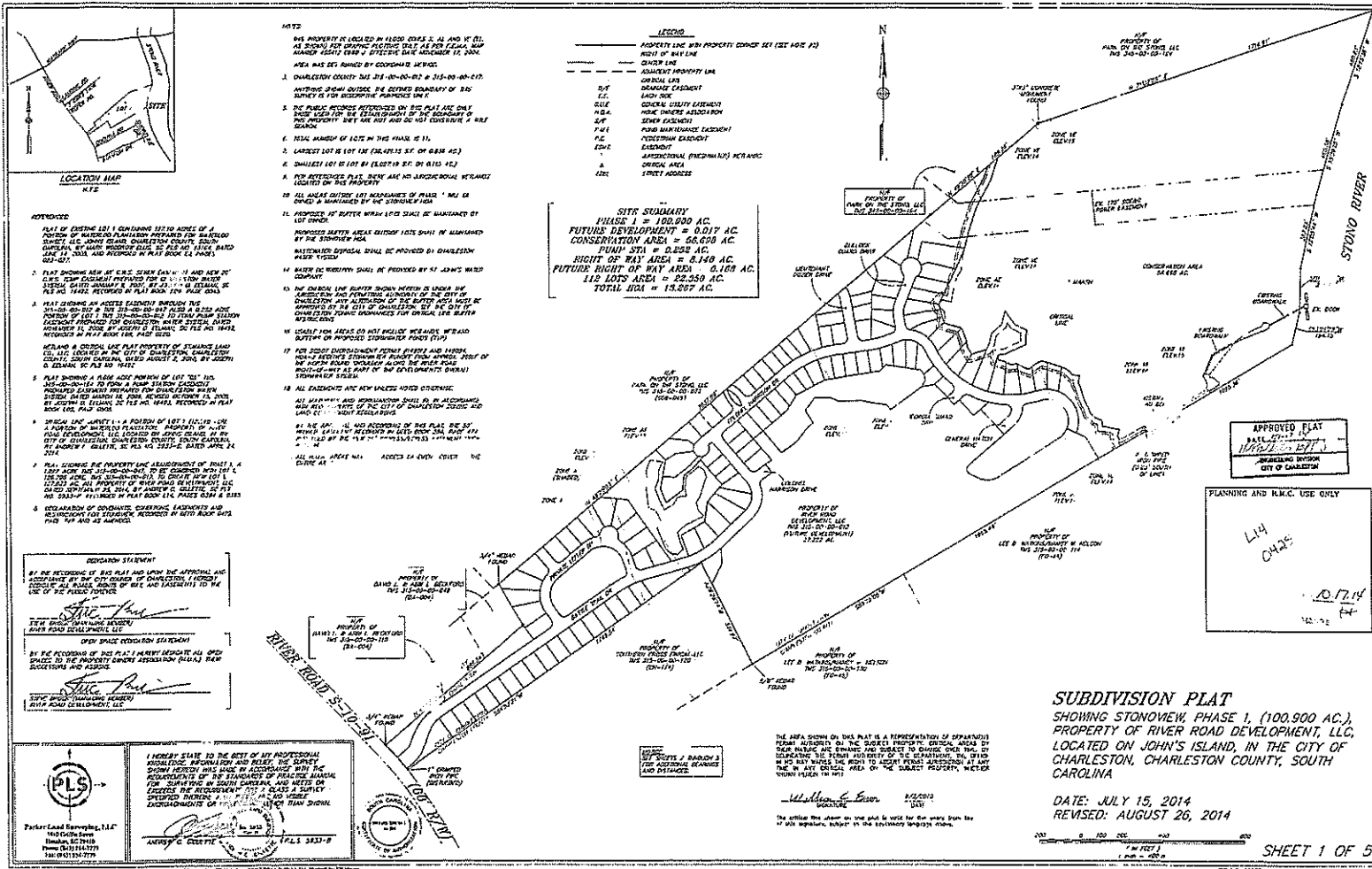
- OS - Open Space Tract: 87.43 AC
 - Ponds: 17.05 AC
 - Wetlands: 14.00 AC
 - Salt Marsh (Conservation): 56.38
- Active Open Space: 39.02 AC
- Multi-Use Trail



APPENDIX C

Existing Conditions

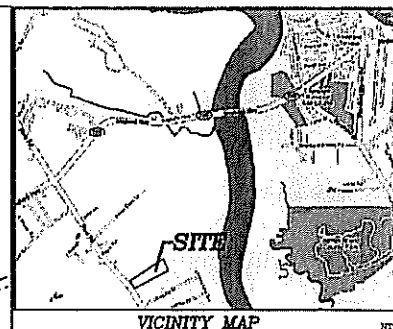
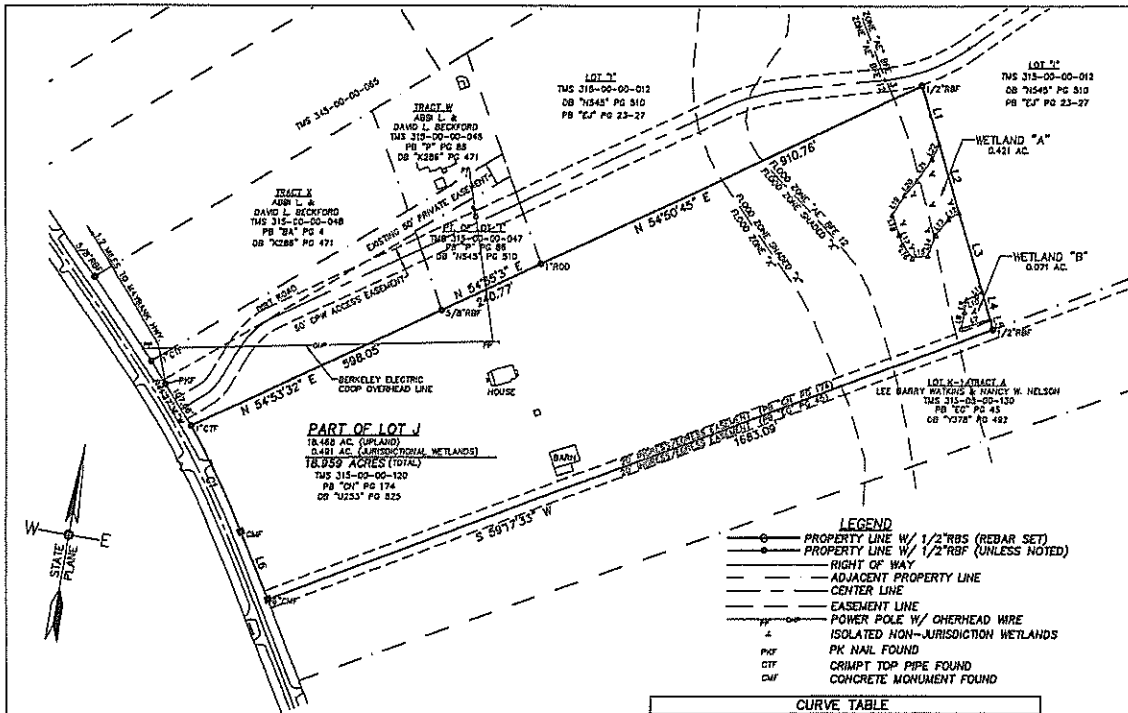




SUBDIVISION PLAT
SHOWING STONEWALL, PHASE I, (100.900 AC.),
PROPERTY OF RIVER ROAD DEVELOPMENT, LLC,
LOCATED ON JOHN'S ISLAND, IN THE CITY OF
CHARLESTON, CHARLESTON COUNTY, SOUTH
CAROLINA

DATE: JULY 15, 2014
REVISED: AUGUST 26, 2014

SHEET 1 OF 5



SURVEYORS NOTES:

1. THIS PLAT SHOWS ONLY EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.
2. PROPERTY IS LOCATED IN VARIOUS FLOOD ZONES AS SHOWN HEREON. SCALED FROM FIRM MAP NUMBER 4501SC0060J EFFECTIVE DATE: NOV. 17, 2004

REFERENCE PLATS BY:

1. MARK WOODROW ELLIS - JUNE 14, 2005 "E" - 23 TO 27
2. DOUGLAS L. DUNCAN - SEPT. 6, 2005 "E" - 374

RECORDED IN THE
CHARLESTON COUNTY
REGISTER OF DEEDS
PLAT BK. - PG
"E" - 23 TO 27

PLAT OF A BOUNDARY SURVEY SHOWING PART OF LOT "J" THIS 315-00-00-120 PROPERTY OF EMMA G. ANDERSON LIFE ESTATE

DEED BOOK 0253 PAGE 235
LOCATED ON
JOHNS ISLAND
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
SCALE 1" = 200' APRIL 16, 2013

JOSEPH O. EELMAN, PE & PLS
1933 CHESTNUT OAK LANE
CHARLESTON, SC 29414
PH: (843) 478-3937
E-MAIL: JEELMAN2@COMCAST.NET

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TAN.	CHORD BRG
CT	7°33'39"	1940.23	256.04	128.20	N 34°38'32" W 255.85

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 26°22'8" W	131.80	L12	N 47°28'33" E	27.21
L2	N 26°22'8" W	153.46	L13	N 26°42'41" E	45.33
L3	N 26°22'8" W	179.37	L14	N 10°37'44" E	47.79
L4	N 26°22'8" W	64.55	L15	N 89°56'8" E	34.53
L5	N 26°22'8" W	23.46	L16	S 43°40'26" E	36.64
L6	N 31°22'48" W	160.97	L17	S 28°5'59" E	22.16
L7	S 62°37'6" E	66.97	L18	S 28°13'37" E	45.64
L8	N 0°37'52" E	37.03	L19	S 20°43'0" W	50.26
L9	N 1°30'28" W	27.09	L20	S 31°14'14" W	41.50
L10	N 58°43'43" E	24.21	L21	S 24°56'48" W	56.80
L11	N 40°28'44" E	15.72	L22	S 16°51'20" W	35.48

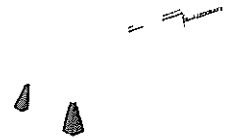
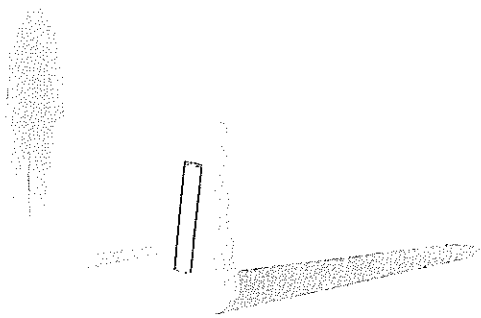
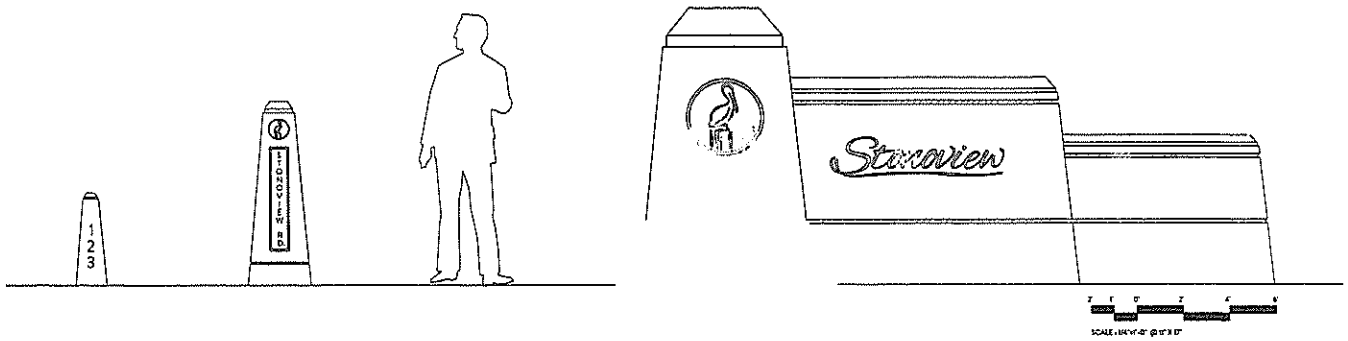
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE WETLAND SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

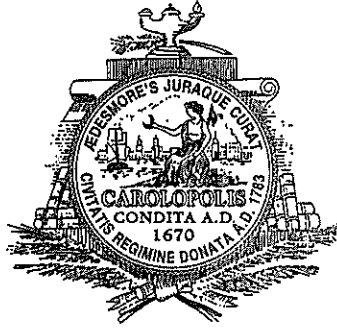
JOSEPH O. EELMAN - SCRLS No. 16492-B



APPENDIX D

Monuments & Signage





Ratification
Number _____

AN ORDINANCE

TO AMEND VARIOUS SECTIONS OF CHAPTER 29 OF THE CODE OF THE CITY OF CHARLESTON RELATING TO LICENSED TOUR GUIDES INCLUDING: TO DELETE THE CATEGORY OF TEMPORARY TOUR GUIDE; TO AMEND THE TOUR GUIDE EXAMINATION REQUIREMENTS TO ELIMINATE THE ORAL EXAMINATION REQUIREMENT; TO OFFER THE EXAMINATION ON A TWICE-MONTHLY BASIS; TO CHANGE THE PASSING GRADE ON THE EXAMINATION FROM EIGHTY PERCENT TO SEVENTY PERCENT; TO REQUIRE THAT REGISTERED TOUR GUIDES COMPLETE FOUR (4) CONTINUING EDUCATION PROGRAMS IN THREE (3) YEARS TO EXTEND THEIR TOUR GUIDE LICENSE WITHOUT REEXAMINATION; TO ESTABLISH THE TITLE OF TOUR GUIDE EMERITUS FOR A REGISTERED TOUR GUIDE WHO HAS HELD THEIR LICENSE FOR TWENTY-FIVE (25) YEARS CONTINUOUSLY; AND TO EXEMPT SCHOOL GROUPS FROM THE REQUIREMENT THAT WALKING TOURS FOR HIRE CONSISTING OF MORE THAN TWENTY (20) PEOPLE SHALL BE ACCOMPANIED BY A LICENSED TOUR GUIDE.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 29, Article I, Section 29-2 of the Code of the City of Charleston is hereby amended by deleting in its entirety the definition of "Temporary tour guide."

Section 2. Chapter 29, Article III, Section 29-58 of the Code of the City of Charleston is hereby amended by deleting the following struck through text so that hereafter Section 29-58 shall read as follows:

"Sec. 29-58. - License – Required.

No person shall act or offer to act as a tour guide in the city for hire unless he or she has first passed a written and ~~an oral~~ examination and is licensed by the city's office of tourism management as a registered tour guide. ~~or a temporary tour guide.~~"

Section 3. Chapter 29, Article III, Section 29-59 of the Code of the City of Charleston is hereby amended by deleting the following struck through text

and adding thereto the following underlined words so that hereafter Section 29-59 shall read as follows:

"Sec. 29-59. - Tour guide: application, examination and grant or denial of license.

- (a) The written ~~and oral~~ examinations shall be based upon materials approved by the tourism commission which shall be made available to the public by the manager of arts and history/tourism commissions for a fee.
- (b) The manager of arts and history/tourism commissions shall prepare and administer the written ~~and oral~~ examinations which are is meant to test the applicant's knowledge of the city and its history.
- (c) At the time of the examinations, applicants shall provide to the manager of arts and history/tourism commissions with the following:
 - (1) Current driver's license or state-issued identification;
or;
 - (2) A recent photograph; and other proof of identification to the satisfaction of the manager of arts and history/tourism commissions; and
 - (3) A receipt indicating proof of payment for examination;
and
 - (4) ~~Such other information as the manager of arts and history/tourism commissions may from time to time require.~~
- (d) The examinations shall be given ~~no less than four (4) times per calendar year.~~ every other week at a time and place to be determined by the manager of arts and history/tourism commissions; however, in case of hardship, the examination may be scheduled sooner.
- (e) The examinations shall be uniform for all persons taking the examination on the same day.
- (f) ~~A passing grade for the written examination shall be at least eighty (80) percent of the questions that the applicant answers correctly and the oral examination shall be graded on a pass/fail basis.~~ An applicant shall receive a passing grade for the examination when seventy (70) percent of the questions asked are answered correctly. An applicant must receive a passing

grade on both the written and oral examination before being granted a registered tour guide license.

~~(g) Applicants must pass the written examination before being permitted to take the oral examination. Applicants who pass the written examination but fail the oral examination shall only have to repeat the oral examination.~~

~~(h)~~ (g) It shall be the duty of the manager of arts and history/tourism commissions to grade review each examination and to determine whether or not to grant or deny a registered tour guide license to an applicant if a passing grade has been attained.

~~(i)~~ (h) Individuals found cheating on either portion of the tour guide license examination shall receive a failing grade on the examination and shall be disqualified from re-taking the examination for a period of one (1) year."

Section 4. Chapter 29, Article III, Section 29-60 of the Code of the City of Charleston entitled "Temporary tour guide— license and conditions for grant or refusal of license" is hereby amended by deleting this section in its entirety.

Section 5. Chapter 29, Article III, Section 29-61 of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words so that hereafter Section 29-61 shall read as follows:

"Sec. 29-61. – Tour Guide and ~~temporary tour guide~~; license issuance.

(a) Upon successfully meeting all the requirements of sections 29-59 and 29-60 of this article and after verification of a business license, the applicant shall be issued a registered tour guide license card or temporary tour guide license card by the revenue collections division.

(b) First time tour guide applicants and ~~temporary tour guide applicants~~ shall collect their tour guide license or temporary tour guide license from the revenue collections division within thirty (30) days of being notified by the manager of arts and history/tourism commissions of their approval for a license. All unclaimed licenses pursuant to this section shall automatically expire on the 31st day after notification by the tourism management department.

- (c) The registered tour guide license and temporary tour guide license-card shall remain the property of the city and must be returned upon expiration, revocation, or suspension."

Section 6. Chapter 29, Article III, Section 29-63 of the Code of the City of Charleston is hereby amended by deleting the following struck through text and adding thereto the following underlined words, which shall read as follows:

"Sec. 29-63. - Renewal and expiration of registered tour guide license; reexamination.

The license of a registered tour guide shall expire on the third anniversary after its issuance. An applicant for reissuance of a license after expiration shall be treated as a new applicant and shall comply with all the provisions of this Chapter then in effect including the requirement of examination; provided, however, that a licensee who has renewed the his or her business license annually by 31st of January with the revenue collections division during each of the three (3) years and has completed such four (4) continuing education programs in three (3) years as are ~~required~~ offered or approved by the tourism commission shall be entitled to extend the expiration of the license without reexamination for another three (3) years. A licensee maintaining a valid tour guide license for a period of twenty-five (25) consecutive years, shall achieve the status of tour guide emeritus, shall be issued a permanent tour guide license with no expiration date, and shall be exempt from further examination and education requirements."

Section 7. Chapter 29, Article III, Section 29-66, subsection (a) of the Code of the City of Charleston is hereby amended by deleting the following struck through text so that hereafter subsection (a) shall read as follows:

"Sec. 29-66. - Revocation of license.

- (a) Failure to abide by the provisions of this chapter or any of the ordinances of the City of Charleston or laws of the state in any manner affecting or regulating the activities of the licensee while acting as a tour guide shall be grounds for the suspension

for a reasonable time or the revocation of a registered tour guide license. ~~or a temporary tour guide license.~~"

Section 8. Chapter 29, Article IV, Section 29-111 of the Code of the City of Charleston is hereby amended by deleting the following struck through text, so that hereafter Section 29-111 shall read as follows:

"Sec. 29-111. – Tour guide required.

All tours on small buses must be conducted by a registered ~~or temporary~~ tour guide, and a tour guide card shall be displayed in the lower left hand corner of the front windshield, in plain view clearly visible from outside the vehicle."

Section 9. Chapter 29, Article VII, Section 29-261, subsection (a), of the Code of the City of Charleston is hereby amended by deleting the following struck through text and by adding thereto the following underlined words so that hereafter Section 29-261 shall read as follows:

"Sec. 29-261. – Limits on size; additional tour guides.

(a) All walking tours for hire conducted from the public right-of-way shall consist of no more than twenty (20) persons per group, excluding the licensed tour guide. Any walking tour for hire conducted from the public right-of-way consisting of more than twenty (20) people shall be divided into ~~more than one groups~~ not to exceed twenty (20) and each group shall be accompanied by a licensed tour guide. ~~and shall be accompanied by an additional person, known as an escort, who may or may not be a licensed tour guide. Each group shall take different routes to the same destination or maintain sufficient distance between another group so as not to impede pedestrian traffic. This section shall not apply to school groups that exceed twenty (20) people. School groups exceeding twenty (20) people may be accompanied by either a licensed tour guide or a chaperone for every group of twenty (20) people, or fraction thereof, that exceeds an initial twenty (20) people to manage the school groups while walking on the public rights-of-way to avoid impeding vehicular or pedestrian traffic."~~

Section 10. This Ordinance shall become effective upon ratification.

Ratified in City Council this _____ day of _____ in the Year of Our Lord, 2016, in the _____th Year of the Independence of the United States of America.

By: _____
John J. Tecklenburg
Mayor, City of Charleston

ATTEST:

By: _____
Vanessa Turner Maybank
Clerk of Council